

Owner's Narrative

Andrew and Jennifer Cotrupi

We bought our first home in Portsmouth shortly after we were married in 1991. After 2 children we finally moved into our 137 Wibird Street home in 2002 where our 3rd daughter was born. It was literally a dream come true to live here as we used to walk by this house in the early days and admire its beautiful architecture. We settled nicely into the Neighborhood and developed deep meaningful friendships over the years.

We have always taken great pride in our home and have enjoyed how people often stopped to chat and admire it. We have a true affinity for architecture and, as we embarked on various stages of renovations to our home, we always tried to blend our own taste along with what we thought would honor the style of the house itself.

Our family is growing up, children are moving out and our home feels big for us again. We considered moving someplace else but the idea of leaving our Neighborhood is very difficult. Subdivision would allow us to build a home that suits our new needs and continue to be a place for our family to come home and visit, while keeping the original house intact.

It is our goal to continue to do well by our neighbors and to honor the history and character of the Neighborhood and the architecture of 137 Wibird Street. We are currently designing a barn style house that will nestle on the back side of the lot where the carriage house stands. It is our intent that it will blend in and look as though it was always a part of the neighborhood. We feel that by keeping the house on the back of the lot it will stagger and respect the privacy of the Suttie's(485 Lincoln) next door. We love trees and are using a landscape designer to help choose a combination of fence and plantings that will thrive longterm in this climate and will soften the division of the properties.

Thank you.

Ross Engineering
Civil/Structural Engineering & Surveying

909 Islington Street
Portsmouth, NH 03801

603-433-7560
alexross@comcast.net

August 8, 2017

City of Portsmouth
Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Subdivision Application for 137 Wibird Street
Andrew & Jennifer Cotrupi
137 Wibird Street
Tax Map 134, Lot 48
Portsmouth, NH 03801

Dear Planning Board Members:

I am writing to request that the Portsmouth Planning Board grant a waiver of Section VI.I.2.B of the Subdivision Regulations. 100 feet of frontage is provided along Lincoln Avenue, this works well with the proposed driveway along Lincoln Avenue, lot areas and pre-existing lot geometry and buildings.

All the required variances were obtained from the Board of Adjustment at the August 16, 2016 meeting, also the Technical Advisory Board has voted to recommend approval to the Planning Board at the August 1, 2017 meeting.

Thank you for your consideration.

Sincerely,



Alex Ross, P.E.

**Ross Engineering
Civil / Structural Engineering**

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August 8, 2017

Drainage Study Summary

**For Proposed Site Improvements at:
137 Wibird Street
Tax Map 134, Lot 48
Portsmouth, NH 03801**

**Prepared for
Andrew & Jennifer Cotrupi
137 Wibird Street
Portsmouth, NH 03801**

Drainage Summary

The use of the pervious pavers area to the South and West of the proposed house, and the gravel infiltration trench on East side of the house will collect and detain stormwater. The subsurface system will detain, infiltrate and then slowly release flows to ensure proper runoff rates.

The stormwater system as modeled and as shown on the site plans will adequately handle the Post-Development runoff and improve infiltration to the aquifer. After these site improvements are constructed stormwater will be properly controlled and reduced.